

MINUTES
OF THE
METROPOLITAN PLANNING COMMISSION

Date: June 8, 2000
Time: 1:00 p.m.
Place: Howard Auditorium

Roll Call

Present:

James Lawson, Chairman
Frank Cochran
Tonya Jones
William Manier
Ann Nielson
Councilmember Phil Ponder
Douglas Small
Marilyn Warren

Absent:

Mayor Bill Purcell
Vicki Oglesby

Executive Office:

Karen P. Nicely, Assistant Executive Director
Carolyn Perry, Secretary III

Current Planning & Design Division:

Theresa Carrington, Planning Division Manager
Jennifer Regen, Planner III
John Reid, Planner II
Robert Leeman, Planner I
Jeff Stuncard, Planner I
Andrew Wall, Planning Technician I

Community Plans Division:

Jerry Fawcett, Planning Division Manager

Advance Planning & Research:

Jeff Lawrence, Planner III

Others Present:

Jim Armstrong, Public Works
Leslie Shechter, Legal Department

Chairman Lawson called the meeting to order.

ADOPTION OF AGENDA

Ms. Carrington announced the following changes to the agenda:

2000Z-081U-14 Parcel 11 should be added.
2000M-053G-12 Should be 96 properties rather than 97.
2000Z-044G-01 Addendum item should be added.

Ms. Nielson moved and Ms. Warren seconded the motion, which unanimously passed, to adopt the agenda.

ANNOUNCEMENT OF DEFERRED ITEMS

At the beginning of the meeting, staff listed the deferred items as follows:

2000S-183U-07 Deferred two weeks, by applicant.
2000Z-067G-13 Deferred five meetings, by applicant.
77-87-P-03 Deferred two weeks, by applicant.
97P-019G-06 Deferred two weeks, by applicant.
2000M-047G-04 Deferred indefinitely, by applicant.

Ms. Nielson moved and Ms. Warren seconded the motion, which unanimously passed, to defer the items listed above.

APPROVAL OF MINUTES

Ms. Warren asked the minutes be changed to indicate she was present at the May 25, 2000, meeting.

Ms. Nielson moved and Mr. Manier seconded the motion, which unanimously passed to approve the minutes of the regular meeting of May 25, 2000.

RECOGNITION OF COUNCILMEMBERS

No Councilmembers were present to speak at this point in the agenda.

ADOPTION OF CONSENT AGENDA

Ms. Nielson moved and Ms. Warren seconded the motion, which unanimously carried, to approve the following items on the consent agenda:

SUBDIVISION AND BOND PROPOSALS

2000S-148U-07
Doris Subdivision
Map 90-12, Parcels 26 and 360
Subarea 7 (1994)
District 22 (Hand)

A request for final plat approval to subdivide two lots into three lots abutting the west margin of Westboro Drive, opposite Freedom Drive (1.26 acres), classified within the R10 District, requested by Doris L. Hodges, owner/developer, John J. O'Connor, surveyor. (Deferred from meeting of 5/25/00.)

Resolution No. 2000-490

“BE IT RESOLVED by the Metropolitan Planning Commission that Subdivision No. 2000S-148U-07, is **APPROVED (8-0).”**

2000S-149U-11

Grandview Heights, Resubdivision of Lots 6-10
Map 118-8, Parcels 157 and 158
Subarea 11 (1999)
District 16 (McClendon)

A request for final plat approval to consolidate five lots into two lots abutting the west margin of Felts Avenue, approximately 235 feet south of Melrose Avenue (.94 acres), classified within the IWD District, requested by Jim Stafford, owner/developer, Daniels and Associates, surveyor. (Deferred from meeting of 5/25/00).

Resolution No. 2000-491

“BE IT RESOLVED by the Metropolitan Planning Commission that Subdivision No. 2000S-149U-11, is **APPROVED (8-0).”**

2000S-157U-13

Kendall Park, Phase 1
Map 135, Parcel 254
Map 149, Parcels 61, 62 and 63
Map 149-3, Parcels 9 and 16
Subarea 13 (1996)
District 28 (Alexander)

A request for final plat approval to create 36 lots abutting the north terminus of Broadview Drive, approximately 290 feet north of Sleepy Hollow Drive (10.6 acres), classified within the R10 District, requested by CPS, LLC, owner/developer, Barge, Waggoner, Sumner and Cannon, Inc., surveyor.

Resolution No. 2000-492

“BE IT RESOLVED by the Metropolitan Planning Commission that Subdivision No. 2000S-157U-13, is **APPROVED SUBJECT TO A BOND OF \$439,000.00 (8-0).”**

2000S-158G-04

Fant Industrial Park
Map 34, Part of Parcel 50
Map 43, Parcel 4
Subarea 4 (1998)
District 9 (Dillard)

A request for final plat approval to subdivide one parcel and part of one parcel into four lots abutting the northwest corner of Myatt Drive and Fant Industrial Drive (18.85 acres), classified within the IR District, requested by T. W. Frierson, owner/developer, Barge, Waggoner, Sumner and Cannon, Inc., surveyor. (Deferred from meeting of 5/25/00).

Resolution No. 2000-493

“BE IT RESOLVED by the Metropolitan Planning Commission that Subdivision No. 2000S-158G-04, is **APPROVED SUBJECT TO A BOND OF \$21,500.00 (8-0).”**

2000S-159U-14

Gibson Guitar Corporation
Map 95-9, Parcels 61 and 62
Map 95-13, Parcels 36 and 37
Subarea 14 (1996)
District 15 (Loring)

A request for final plat approval to consolidate three lots into one lot abutting the northeast margin of Massman Drive and Acorn Drive (27.86 acres), classified within the IR District, requested by Gibson Guitar Corporation, owner/developer, Barge, Waggoner, Sumner and Cannon, Inc., surveyor. (Deferred from meeting of 5/25/00).

Resolution No. 2000-494

“BE IT RESOLVED by the Metropolitan Planning Commission that Subdivision No. 2000S-159U-14, is **APPROVED (8-0).”**

2000S-161U-10

Blakemore Square (Horizontal Property Regime)
Map 104-7, Parcels 257 and 258
Subarea 10 (1994)
District 18 (Hausser)

A request for final plat approval for a horizontal property regime abutting the south margin of Blakemore Avenue, approximately 230 feet east of Natchez Trace (2.1 acres), classified within the R8 Residential Planned Unit Development District, requested by Harold E. and Ora Steele, owners/developers, Dale and Associates, Inc., surveyor.

Resolution No. 2000-495

“BE IT RESOLVED by the Metropolitan Planning Commission that Subdivision No. 2000S-161U-10, is **APPROVED SUBJECT TO A BOND OF \$20,000.00 (8-0).”**

2000S-186G-06

Lexington Point, Section 1
(formerly Branstetter Subdivision)
Map 126, Part of Parcel 66
Subarea 6 (1996)
District 23 (Bogen)

A request for final plat approval to create 25 lots abutting the north margin of Newsom Station Road, approximately 1,350 feet east of Settlers Way (9.45 acres), classified within the RS15 District, requested by Phillips Builders, Inc., owner/developer, Barge, Waggoner, Sumner and Cannon, Inc., surveyor.

Resolution No. 2000-496

“BE IT RESOLVED by the Metropolitan Planning Commission that Subdivision No. 2000S-186G-06, is **APPROVED SUBJECT TO A BOND OF \$456,000.00 (8-0).”**

Request for Bond Release

94S-399G

Northfork Industrial Park

Northfork Properties, Inc., principal

Subarea 2 (1995)

Located abutting the west margin of Dickerson Pike and the east margin of the CSX Transportation Railroad.

Resolution No. 2000-497

“BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **APPROVES** the request for release of a performance bond for Subdivision No. 94S-399G, Bond No. 96BD-046, Northfork Industrial Park, in the total amount of \$90,000.”

Request for Bond Release

96S-393U

Metro Airport Center, Phase 5, Section 2

Metropolitan Airport Center, Ltd., principal

Subarea 14 (1996)

Located abutting the east margin of Donelson Pike, south of Elm Hill Pike.

Resolution No. 2000-498

“BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **APPROVES** the request for release of a performance bond for Subdivision No. 96S-393U, Bond No. 97BD-025, Metro Airport Center, Phase 5, Section 2, in the total amount of \$5,000.”

Request for Bond Release

97S-226G

Holt Woods, Section 13

Hurley-Y, L.P., principal

Subarea 12 (1997)

Located approximately 70 feet west of Bryce Road and approximately 450 feet west of Holt Hills Road.

Resolution No. 2000-499

“BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **APPROVES** the request for release of a performance bond for Subdivision No. 97S-226G, Bond No. 98BD-014, Holt Woods, Section 13, in the total amount of \$13,000.”

Request for Bond Release

98S-178G

Pine Forest, Section 1

Phillips Builders, Inc., principal

Subarea 6 (1996)

Located abutting the northwest margin of George E. Horn Road, approximately 425 feet northeast of Dunaway Drive.

Resolution No. 2000-500

“BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **APPROVES** the request for release of a performance bond for Subdivision No. 98S-178G, Bond No. 98BD-071, Pine Forest, Section 1, in the amount of \$200,000.”

Request for Bond Release

99S-061U
Gil Smith Estates
Gil Smith, principal
Subarea 14 (1996)

Located abutting the north margin of Elm Hill Pike, approximately 190 feet west of White Pine Drive.

Resolution No. 2000-501

“BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **APPROVES** the request for release of a performance bond for Subdivision No. 99S-061U, Bond No. 99BD-019, Gil Smith Estates, in the amount of \$30,000.”

Request for Bond Release

99S-166G
Walgreen’s Central Pike
Central Pike, LLC, principal
Subarea 14 (1996)

Located abutting the northeast corner of Old Hickory Boulevard and Central Pike.

Resolution No. 2000-502

“BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **APPROVES** the request for release of a performance bond for Subdivision No. 99S-166G, Bond No. 99BD-075, Walgreen’s Central Pike, in the amount of \$20,000.”

Request for Release of Special Funds

94S-167G
Riverfront Shopping Center, Section 2
Riverfront Development, L.P., principal
Subarea 14 (1996)

Located abutting the southwest margin of Robinson Road, opposite Martingale Drive.

Resolution No. 2000-503

“BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **APPROVES** the request for release of special funds for Subdivision No. 94S-167G, Bond Nos. 94SF-003 & 97SF-007, Riverfront Shopping Center, Section 2, in the amount of \$28,000.”

Request for Bond Extension

94S-331G
Williamsport, Section 2
Barry Construction Company, principal
Subarea 6 (1996)
[Buildout is at 38%]

Located abutting both margins of Briksberry Court, approximately 60 feet east of Williamsport Court.

Resolution No. 2000-504

“BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **APPROVES** the request for extension of a performance bond for Subdivision No. 94S-331G, Bond No. 98BD-081, Williamsport, Section 2, in the amount of \$50,000 to 6/29/2001 subject to the submittal of an amendment to the present Letter of Credit by 7/7/2000 which extends its expiration date to 12/31/2001. **Failure of principal to provide amended security documents shall be grounds for collection without further notification.**”

Request for Bond Extension

96S-246G
Hickory Hills, Section 8
Hickory Hills, Ltd., LP., principal
Subarea 2 (1995)
[Buildout is at 39%]

Located abutting the corner of Old Hickory Boulevard and Hickory Hills Boulevard.

Resolution No. 2000-505

“BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **APPROVES** the request for extension of a performance bond for Subdivision No. 96S-246G, Bond No. 96BD-047, Hickory Hills, Section 8, in the amount of \$53,000 to 7/2/2001 subject to the submittal of an amendment to the present Letter of Credit by 7/7/2000 which extends its expiration date to 1/2/2002. **Failure of principal to provide amended security documents shall be grounds for collection without further notification.**”

Request for Bond Extension

96S-382G
Chase Creek
Chase Creek, LLC, principal
Subarea 6 (1996)
[Buildout is at 48%]

Located abutting the east margin of Temple Road, approximately 1,000 feet south of Highway 100.

Resolution No. 2000-506

“BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **APPROVES** the request for extension of a performance bond for Subdivision No. 96S-382G, Bond No. 98BD-001, Chase Creek, in the amount of \$135,000 to 6/15/2001.”

Request for Bond Extension

97S-080U
Hamilton Crossings Business Park, Phase 2
CRT Hamilton Corporation, principal
Subarea 13 (1996)
[Buildout is at 14%]

Located abutting the northwest corner of Hamilton Church Road and Murfreesboro Pike.

Resolution No. 2000-507

“BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **APPROVES** the request for extension of a performance bond for Subdivision No. 97S-080U, Bond No. 98BD-102, Hamilton Crossings Business Park, Phase 2, in the amount of \$34,250 to 6/29/2001 subject to the submittal of an amendment to the present Letter of Credit by 7/7/2000 which extends its expiration date to 12/31/2001. **Failure of**

principal to provide amended security documents shall be grounds for collection without further notification.”

Request for Bond Extension

97S-430G
Bridle Path, Section 6
Asgard Group, LLC, principal
Subarea 13 (1996)
[Buildout is at 0%]

Located abutting the east terminus of Palomino Place and east margin of Thoroughbred Drive.

Resolution No. 2000-508

“BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **APPROVES** the request for extension of a performance bond for Subdivision No. 97S-430G, Bond No. 98BD-088, Bridal Path, Section 6, in the amount of \$9,500 to 6/15/2001 subject to the submittal of an amendment to the present Letter of Credit by **7/7/2000** which extends its expiration date to 12/14/2001. **Failure of principal to provide amended security documents shall be grounds for collection without further notification.”**

Request for Bond Extension

99S-075U
Mt. View Subdivision, Section 1
Mt. View LLC, principal
Subarea 13 (1996)
[Buildout is at 0%]

Located abutting the southeast margin of Mt. View Road, approximately 500 feet southwest of Kenton Court.

Resolution No. 2000-509

“BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **APPROVES** the request for extension of a performance bond for Subdivision No. 99S-075U, Bond No. 99BD-060, Mt. View Subdivision, Section 1, in the amount of \$611,500 to 7/6/2001.”

Request for Bond Extension

99S-120U-03
Drakes Run, Section 2
SHH, LLC, principal
Subarea 3 (1998)
[Buildout is at 5%]

Located abutting the west termini of Shady Dale Road and Hallmark Road.

Resolution No. 2000-510

“BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **APPROVES** the request for extension of a performance bond for Subdivision No. 99S-120U-03, Bond No. 99BD-041, Drakes Run, Section 2, in the amount of \$50,500 to 6/25/2001 subject to the submittal of an amendment to the present Letter of Credit by **7/7/2000** which extends its expiration date to 12/27/2001. **Failure of principal to provide amended security documents shall be grounds for collection without further notification.”**

Request for Bond Extension

99S-150G
Oakhaven, Section 3
Eric Crafton, principal
Subarea 6 (1996)
[Buildout is at 0%]

Located abutting the northwest terminus of Oakhaven Trace, approximately 175 feet northwest of Oakhaven Court.

Resolution No. 2000-511

“BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **APPROVES** the request for extension of a performance bond for Subdivision No. 99S-150G, Bond No. 99BD-061, Oakhaven, Section 3, in the amount of \$14,800 to 6/11/2001.

Request for Bond Extension

99S-200G
Oakhaven, Section 4
Eric Crafton, principal
Subarea 6 (1996)
[Buildout is at 40%]

Located abutting the northwest terminus of Oakhaven Trace, approximately 275 feet northwest of Oakhaven Court.

Resolution No. 2000-512

“BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **APPROVES** the request for extension of a performance bond for Subdivision No. 99S-200G, Bond No. 99BD-062, Oakhaven, Section 4, in the amount of \$49,700 to 6/10/2001.”

Request for Bond Extension

99S-433G-01
Chase Pointe, Section 5
Shelby Jean Spain, principal
Subarea 1 (1997)
[Buildout is at 46%.]

Located abutting the northwest terminus of Baylee Mika Place, approximately 92 feet northwest of Meagan Rose Way.

Resolution No. 2000-513

“BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **APPROVES** the request for extension of a performance bond for Subdivision No. 99S-433G-01, Bond No. 99BD-039, Chase Point, Section 5, in the amount of \$18,750 to 6/29/2001 subject to the submittal of an amendment to the present Letter of Credit by **7/7/2000** which extends its expiration date to 12/31/2001. **Failure of principal to provide amended security documents shall be grounds for collection without further notification.**”

Request for Bond Replacement

86P-057G
Whites Creek Commercial Center (Cracker Barrel)
Cracker Barrel Old Country Store, Inc., principal
Subarea 3 (1998)
[Buildout is at 0%.]

Located abutting the south margin of Old Hickory Boulevard, 0 feet west of I-24.

Resolution No. 2000-514

"BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **APPROVES** the request for replacement of a performance bond for Subdivision No. 86P-057G-03, Bond No. 90BD-026, Whites Creek Commercial Center (Cracker Barrel), in the amount of \$57,250 subject to the submittal of appropriate security and execution of the replacement bond by **7/7/2000.**"

ZONE CHANGE AND PUD PROPOSALS

2000Z-028G-06

Council Bill BL2000-230

Map 126, Part of Parcels 67 (9.02 acres) and
68 (27.77 acres)

Map 140, Parcel 8.01 (31.51 acres)

Subarea 6 (1996)

District 23 (Bogen)

A council bill to rezone from R80 and RS15 Districts to RM2 District properties at 8916 Newsom Station Road and Newsom Station Road (unnumbered), abutting the west margin of the CSX Railroad (68.3 acres), referred back to the Planning Commission by Council, requested by Bryce Powers of Barge, Waggoner, Sumner, and Cannon, for Adelaide S. Robb and J. M. Davis, trustees.

Resolution No. 2000-515

"BE IT RESOLVED by the Metropolitan Planning Commission that Zone Change Proposal No. 2000Z-028G-06 is **APPROVED (8-0)**:

These properties fall within the Subarea 6 Plan's Natural Conservation (NC) policy calling for preservation of the area's steep slopes at up to 4 units per acre. The RM2 district in conjunction with the associated PUD is consistent with that policy since it will allow for the clustering of development on top of the ridge to protect the steep hillsides encompassed by these properties."

2000P-003G-06

Council Bill BL2000-231

Riverwalk (Council Referral)

Map 126, Parcels 47, 47.01, 48, 67, 68 and 70

Map 140, Parcel 8.01

Subarea 6 (1996)

District 23 (Bogen)

A request for preliminary approval of a new Planned Unit Development District, referred back to the Planning Commission by Council, located abutting both margins of Newsom Station Road, south of Highway 70 South, classified RS15 and R80 and proposed for RM2 for a portion (332.04 acres), to develop 491 single-family lots and 61 townhome units (total: 552 units) with access from Newsom Station Road, replacing 446 single-family lots and 158 townhomes (total: 604 units), requested by Barge, Waggoner, Sumner and Cannon, Inc., for Adelaide S. and Davis Robb, trustees, and for Crosland, Patton, Smith, LLC, optionee.

Resolution No. 2000-516

"BE IT RESOLVED by the Metropolitan Planning Commission that Proposal No. 2000P-003G-06 is given **CONDITIONAL PRELIMINARY APPROVAL (8-0)**. The following conditions apply:

1. Approval of the preliminary PUD and associated zone change (Zone Change Proposal #2000Z-028G-06) by the Metropolitan Council.
2. Prior to or in conjunction with the submittal of any final PUD plan, the applicant shall submit a PUD boundary plat to the Planning Commission for approval and recordation.
3. Prior to or in conjunction with any final PUD plan, a geotechnical study for that portion shall be submitted to the Planning Commission for review and approval.
4. Prior to the issuance of any building permits for any phase, a final plat shall be recorded with the first phase, including all necessary bonds for road improvements, and including the following off-site road improvements and land dedication:
 - A. An eastbound left-turn lane from Newsom Station Road into the project site with 100 feet of storage and a transition to be determined by the Metro Traffic Engineer with a 12-foot wide travel lane.
 - B. A northbound right-turn lane from McCrory Lane onto Newsom Station Road with 100 feet of storage and a transition to be determined by the Metro Traffic Engineer with a 12-foot wide travel lane.
 - C. A westbound right-turn lane from Newsom Station Road onto McCrory Lane with 100 feet of storage and a transition to be determined by the Metro Traffic Engineer with a 12-foot wide travel lane.
 - D. A westbound left-turn lane from Newsom Station Road onto McCrory Lane with 100 feet of storage and a transition to be determined by the Metro Traffic Engineer with a 12-foot wide travel lane.
 - E. Widening Newsom Station Road to rural collector standards with 20 feet of pavement width and 8 foot wide shoulders on each side of the road from the Riverwalk project entrance to the Boone Trace PUD entrance, with varying shoulder widths as approved by the Metro Traffic Engineer and in conformance with the approved construction plans. This improvement will include the straightening of the 90-degree curve in the road, the reverse curve, and will utilize the dedicated right-of-way along the frontage of the Boone Trace PUD. This does not include the portion of Newsom Station Road in front of the Lexington Point Subdivision, where a left-turn lane will be constructed by the developer of that site.
 - F. Dedication of 5 feet of right-of-way along the frontage of this site on parcels 67, 68, 70 on tax map 126 and parcel 8.01 on tax map 140.
5. Prior to or in conjunction with the submittal of any final PUD plans, the developer shall submit to the Planning Commission construction plans for all of the Newsom Station Road/McCrory Lane improvements in condition #4 above. Road improvements A, B, C, D and part of E identified in Condition #4 above shall be completed prior to the issuance of the building permit for the 100th unit or lot. This includes the section of Newsom Station Road from the Boone Trace subdivision entrance to the beginning of parcel 66 on tax map 126, a distance of approximately 1,440 feet. The remaining improvements to Newsom Station Road will be completed prior to the completion of the 196th unit or lot, excluding the left-turn lane into the Lexington Point subdivision.
6. Prior to the completion of Phase 1, and prior to the issuance of the first Use and Occupancy permit in each subsequent phase thereafter, the developer shall conduct traffic count surveys to determine when actual traffic volumes meet signal warrants for a traffic signal at the Newsom Station Road/McCrory Lane intersection. These surveys shall be submitted to the Metro Planning Commission and the Metro Traffic Engineer for review and approval.
7. Prior to or in conjunction with the submittal of any final PUD plans for Phase 2, the developer shall submit to the Planning Commission construction plans for the entire greenway trail, in conformance with the Metro Parks and Public Works Departments' specifications.

8. Prior to the submittal of a final plat for Phase 2, the applicant shall submit a mandatory referral application and the Metro Council shall have approved granting the Metro Government of Nashville and Davidson County a permanent conservation easement for the greenway trail and trailhead, as described in Condition #9 below.
9. Prior to the issuance of any building permits for Phase 2, a final plat shall be recorded including all necessary bonds for public improvements and the greenway trail. This plat shall also include a conservation easement for the greenway trail, including all of the floodway adjacent to the proposed trail on the site. The plat shall include a 100-foot wide extension of the easement under the TVA lines to the associated trailhead parking lot, as agreed upon by the Metro Parks Department.
10. Prior to the issuance of a building permit for the 450th unit or lot, the greenway trail shall be completed by the developer and accepted by the Metro Parks Department. The trailhead parking lot, with 16 parking spaces, shall be bonded with the final plat for Phase 4 and completed prior to the issuance of any building permits for Phase 4.
11. Prior to or in conjunction with the submittal of any final PUD plans for any lots on the north side of the CSX railroad tracks, construction plans, as already approved by the CSX railroad, shall be submitted to the Planning Commission and Public Works for review and approval.
12. Prior to the issuance of any Use and Occupancy permits for any lots on the north side of the CSX railroad tracks, a railroad overpass shall be constructed and approved by the CSX railroad and Metro Public Works Department.
13. In conjunction with any final plat that includes landscaped medians or circular islands, a landscape agreement, requiring the homeowner's association to maintain all medians and islands, shall be submitted to the Planning Commission, and reviewed by the Planning Commission and Public Works Department, for the maintenance of those landscape improvements in that phase. This agreement shall be signed by the Metro Public Works Department prior to the issuance of any building permit for that phase.
14. Prior to the issuance of any building permits, confirmation of preliminary approval of this proposal shall be forwarded to the Planning Commission by the Stormwater Management and the Traffic Engineering Sections of the Metropolitan Department of Public Works."

2000Z-079U-08

Map 92-6, Parcels 386 (.10 acres) and 387 (.10 acres)
Subarea 8 (1995)
District 21 (Whitmore)

A request to change from R6 District to CS District property at 2811 Clifton Avenue and Clifton Avenue (unnumbered), approximately 160 feet west of 28th Avenue North (.20 acres), requested by David E. Swett, Sr., appellant, for Swett Enterprises, LLC, and Morris C. and David Swett, owners.

Resolution No. 2000-517

"BE IT RESOLVED by the Metropolitan Planning Commission that Zone Change Proposal No. 2000Z-079U-08 is **APPROVED (8-0)**:

These vacant properties fall within the neighborhood commercial node around the Clifton Avenue/28th Avenue North intersection. Allowing commercial (CS) zoning to expand to these two vacant lots will enhance the viability of the overall node by encouraging commercial development on this underutilized corner.

2000Z-081U-14

Map 94-15, Parcels 1 (.30 acres), 2 (.30 acres),
3 (.34 acres), 4 (.30 acres), 5 (.30 acres), 6 (.30 acres),
7 (.67 acres), 8 (1.03 acres), 10 (.52 acres), 11(.52 acres),
12 (.69 acres),
Map 106-3, Parcel 1 (.67 acres)
Subarea 14 (1996)
District 15 (Loring)

A request to change from ON and RS7.5 to CS District properties at 220, 222, 224, 226, 228, 230, 248, 300, 400, 402, 406, and 408 Spence Lane, approximately 830 feet south of Lebanon Pike (5.94 acres), requested by James Ray, appellant, for Thomas B. Shockley et ux, Noble W. Brown et ux, G. M. Irwin et ux, Jack R. Winfrey et ux, Lela Pearl Harville, William E. Pickron, Todd E. and Chancie Goodwin, Edward M. Lusky et ux, James Ray, David Brent Martin, John T. and Mary E. Filson et al, James F. and Romayne L. Scalf, owners.

Resolution No. 2000-518

"BE IT RESOLVED by the Metropolitan Planning Commission that Zone Change Proposal No. 2000Z-081U-14 is **APPROVED (8-0)**.

These properties fall within the Subarea 14 Plan's Industrial (IND) policy calling for wholesaling, warehousing, and bulk distribution uses. The CS zoning along Spence Lane will provide for the gradual transition of the residential area to industrial uses consistent with the Subarea 14 Plan's IND policy."

91-86-P-05

Blevins PUD
Map 61, Parcel 38 and Part of Parcel 37
Subarea 5 (1994)
District 4 (Majors)

A request to revise the preliminary plan and for final approval for a portion of the Commercial (General) Planned Unit Development District located abutting the northwest corner of Ben Allen Road and Hart Lane, classified CS (.75 acres), to develop a 5,600 square foot addition to the existing office building, replacing an approved 4,182 square foot office building addition, requested by Crouch Engineering, for William J. Blevins, owner.

Resolution No. 2000-519

"BE IT RESOLVED by the Metropolitan Planning Commission that Proposal No. 91-86-P-05 is given **APPROVAL TO REVISE THE PRELIMINARY PLAN AND CONDITIONAL FINAL APPROVAL FOR A PORTION (8-0)**. The following condition applies:

Prior to the issuance of any building permits, confirmation of final approval of this proposal shall be forwarded to the Planning Commission by the Stormwater Management and the Traffic Engineering Sections of the Metropolitan Department of Public Works."

2000Z-044G-01

Council Bill No. BL2000-303
Map 14, Parcel 100
Subarea 1 (1997)
District 1 (Gilmore)

A council bill to change from RS40 to I district and to apply the Institutional Overlay District to property at 6484 Clarksville Pike, abutting the south margin of I-24 (122.80 acres) for Free Will Baptist Bible

College's new campus in Joelton, requested by Sandy Goodfellow, appellant, for Freewill Baptist Bible College, owner.

Resolution No. 2000-520

"BE IT RESOLVED by the Metropolitan Planning Commission that Zone Change Proposal No. 2000Z-044G-01 is **APPROVED (8-0)**:

The proposed master plan is consistent with the intent of the I district and the IOD to allow colleges to function and grow in a planned manner that preserves the integrity of the surrounding residential area. The surrounding residential community will benefit from the campus by having access to campus facilities such as the library and recreational facilities when not in use by the college."

MANDATORY REFERRALS

2000M-050U-13

Hamilton Crossings Easement Abandonment
Map 149, Parcels 355 and 356
Subarea 13 (1996)
District 28 (Alexander)

A request to abandon a 240' long by 20' wide sanitary sewer easement in the proposed Hamilton Crossing Business Park located at Murfreesboro Pike and Hamilton Church Road, requested by Barge, Waggoner, Sumner and Cannon, Inc., appellant, for CRT Hamilton Corporation, owner.

Resolution No. 2000-521

"BE IT RESOLVED by the Metropolitan Planning Commission that it **APPROVES (8-0)** Proposal No. 2000M-050U-13."

2000M-051U-08

Preston Taylor Homes Easement Abandonments
Map 91-8, Parcels 149 and 321
Map 92-9, Parcel 1
Subarea 8 (1995)
District 21 (Whitmore)

A request to abandon a 10' water easement, a 10' sanitary sewer easement, three 20' sanitary sewer easements, and a portion of a 20' sanitary sewer easement for the redevelopment of the Preston Taylor Homes, requested by Barge, Waggoner, Sumner and Cannon, Inc., appellant, for the Metropolitan Development and Housing Authority, owner.

Resolution No. 2000-522

"BE IT RESOLVED by the Metropolitan Planning Commission that it **APPROVES (8-0)** Proposal No. 2000M-051U-08."

2000M-052G-04

Dry Creek Easement Acquisitions
Map 34, Part of Parcels 47, 53 and 111
Subarea 4 (1998)
District 3 (Nollner)
District 9 (Dillard)
District 10 (Balthrop)

A request to acquire portions of three properties for a 40' sewer easement along Dry Creek between Gallatin Pike and Myatt Drive for the Dry Creek/Armstrong Sewer System Rehabilitation Project, requested by the Department of Water Services.

Resolution No. 2000-523

"BE IT RESOLVED by the Metropolitan Planning Commission that it **APPROVES (8-0)** Proposal No. 2000M-052G-04."

2000M-053G-12

Nolensville Pike/Kinhawk Drive Easement Acquisitions
Map 161, Part of Parcels 103, 105-108, 147, 176, 210, 213 and 218
Map 172, Part of Parcels 77, 82, 84-86, 88-90, 93, 122, 133, 158, 160 and 193
Map 172-7, Part of Parcels 1, 2, 4 and 5
Map 172-8, Part of Parcels 9-14, 20-24, 34-47, 49-56 and 59
Map 172-8-A, Part of Parcels 68-70, 89-91, 139-142 and 152-154
Map 172-8-B, Part of Parcels 103 and 104
Map 173, Part of Parcels 62-70 and 145
Map 178-8, Part of Parcels 19 and 60
Map 181, Part of Parcels 12-17 and 141
Subarea 12 (1997)
District 31 (Knoch)

A request to acquire portions of 97 properties along Nolensville Pike and Kinhawk Drive for a 40' sewer easement for the purpose of constructing a 16" water main and a 24" water main, requested by the Department of Water Services.

Resolution No. 2000-524

"BE IT RESOLVED by the Metropolitan Planning Commission that it **APPROVES (8-0)** Proposal No. 2000M-053G-12."

2000M-054U-03

Conveyance of Property to YWCA of Nashville
Map 80, Parcels 35 and 73
Subarea 3 (1998)
District 1 (Gilmore)

A request to convey 1.314 acres of property located at Camille Caldwell Lane, south of County Hospital Road, from the Metropolitan Government of Nashville and Davidson County to YWCA of Nashville, requested by The Metropolitan Government of Nashville/Davidson County, owner.

Resolution No. 2000-525

"BE IT RESOLVED by the Metropolitan Planning Commission that it **APPROVES (8-0)** Proposal No. 2000M-054U-03."

2000M-055U-11

4th & Chestnut Sewer Easement Acquisitions
Map 105-03, Part of Parcels 217-219, 330, and 331
Subarea 11 (1993)
District 19 (Wallace)

A request to acquire portions of five properties for a 50' sewer easement at the 4th Avenue/Chestnut Street intersection to accommodate the relocation of a 36-inch combination sewer line, requested by the Department of Water Services.

Resolution No. 2000-526

"BE IT RESOLVED by the Metropolitan Planning Commission that it **APPROVES (8-0)** Proposal No. 2000M-055U-11."

2000M-056U-14

Mill Creek Trunk Sewer Upgrade Easement Acquisition
Map 94, Part of Parcel 90
Subarea 14 (1996)
District 15 (Loring)

A request to acquire a portion of a property located at 1703 Lebanon Pike Circle, approximately 1,183 feet south of Lebanon Pike, for the Mill Creek Trunk Sewer Upgrade Project, requested by the Department of Water Services.

Resolution No. 2000-527

"BE IT RESOLVED by the Metropolitan Planning Commission that it **APPROVES (8-0)** Proposal No. 2000M-056U-14."

OTHER BUSINESS

1. MPO Contract with MultiSystems, Inc. for the development of a Transit Development Plan for a 10-County area.

Resolution No. 2000-528

"BE IT RESOLVED by the Metropolitan Planning Commission that it **APPROVES** the MPO Contract with MultiSystems, Inc. for the development of a Transit Development Plan for a 10-County area."

2. MPO Contract with ICF Consulting to develop a Funding Strategy Plan for the 5-County MPO region.

Resolution No. 2000-529

"BE IT RESOLVED by the Metropolitan Planning Commission that it **APPROVES** the MPO Contract with ICF Consulting to develop a Funding Strategy Plan for the 5-County MPO region.

3. MPO Contract with RPM and Associates for the development of Bicycle and Pedestrian Plans for the Cities of Lebanon and Mount Juliet and Wilson County.

Resolution No. 2000-530

"BE IT RESOLVED by the Metropolitan Planning Commission that it **APPROVES** the MPO Contract with RPM and Associates for the development of Bicycle and Pedestrian Plans for the Cities of Lebanon and Mount Juliet and Wilson County.

This concluded the items on the consent agenda.

SUBDIVISION AND BOND PROPOSALS

2000S-099G-12 (Public Hearing)

Brookview Forrest

Map 172, Parcels 155 and 156

Map 173, Parcels 151, 152 and Part of Parcel 150

Map 180, Parcels 8 and 31

Subarea 12 (1997)

District 31 (Knoch)

A request for preliminary approval for 159 lots abutting the southwest margin of Nolensville Pike and the north margin of Holt Road (56.35 acres), classified within the RS10 District, requested by Danco Property Investments, LLC, owner/developer, DBS and Associates, surveyor.

Ms. Carrington stated staff is recommending conditional subject to the approval of Public Works and Water Services Departments. This is a cluster lot development proposal with open space provided. In this case they did submit a traffic impact study and there will be improvements required to Holt Road at the entrance to the development. In addition, they had originally considered access to Nolensville Pike, but there is a blue line stream in this area and they have decided it would be better not to cross the stream. They are providing two street stub connections, one to the northwest to the Holt Valley Planned Unit Development and the other one to the southeast.

No one was present to speak at the public hearing.

Ms. Nielson moved and Mr. Manier seconded the motion, which carried unanimously, to close the public hearing and approve the following resolution:

Resolution No. 2000-531

“BE IT RESOLVED by the Metropolitan Planning Commission that Subdivision No. 2000S-099G-12, is **APPROVED WITH CONDITIONS; PUBLIC HEARING CLOSED (8-0).”**

2000S-155U-13 (Public Hearing)

Ransom Park

Map 135, Part of Parcel 273

Subarea 13 (1996)

District 27 (Sontany)

A request for preliminary approval for 162 lots abutting the east margin of Franklin Limestone Road and the north termini of Olive Circle and Mock Orange Circle (44.0 acres), classified within the RS10 District, requested by Karen R. Bennet, owner/developer, MEC, Inc., surveyor.

Mr. Stuncard stated staff is recommending conditional approval subject to a variance to the maximum dead end street length in the Subdivision Regulations. This proposal is on 44 acres of RS10 zoning and is also a Cluster Lot Subdivision, which meets the regulations of the Zoning Ordinance. The variance is due to the substandard condition of Franklin Limestone Road and topographic restraints. Staff supports the variance. At final, the developer will be required to make road improvements to Franklin Limestone Road along the area he has shown as dedicated right-of-way.

No one was present to speak at the public hearing.

Mr. Manier expressed concerns regarding only having one ingress/egress road for the entire development.

Mr. Stuncard explained the topographic restraints were the problem and cause for only one road.

Ms. Nielson moved and Ms. Warren seconded the motion, which carried unanimously, to close the public hearing and approve the following resolution:

Resolution No 2000-532

“BE IT RESOLVED by the Metropolitan Planning Commission that Subdivision No. 2000S-155U-13, is **APPROVED WITH CONDITIONS AND A VARIANCE TO SECTION 2-6.2.1G OF THE SUBDIVISION REGULATIONS; PUBLIC HEARING CLOSED (8-0).”**

2000S-188G-06 (Public Hearing)

Max Vinson Property
Map 141, Parcels 45 and 46
Subarea 6 (1996)
District 35 (Lineweaver)

A request for preliminary approval for 41 lots abutting the north terminus of Morton Mill Road and the northeast margin of River Bend Lane (39.62 acres), classified within the RS20 District, requested by Max Vinson, owner/developer, Batson and Associates Engineering, Inc., surveyor.

Mr. Stuncard stated staff is recommending approval. This is a cluster lot subdivision and meets all cluster lot requirements in the Zoning Ordinance. Approximately ½ of the lots will be critical lots due to floodplain or steep topography. Access to the property will be an extension from the existing Morton Mill Road and the subdivision will be designed to permit future connections to the west.

No one was present to speak at the public hearing.

Ms. Nielson moved and Ms. Warren seconded the motion, which carried unanimously, to close the public hearing and approve the following resolution:

Resolution No. 2000-533

“BE IT RESOLVED by the Metropolitan Planning Commission that Subdivision No. 2000S-188G-06, is **APPROVED WITH CONDITIONS; PUBLIC HEARING CLOSED (8-0).”**

2000S-110U-10

Sudekum’s Subdivision, Resubdivision of Part of Lot 3
Map 131-4, Parcel 222
Subarea 10 (1994)
District 33 (Turner)

A request for final plat approval to resubdivide part of one lot into three lots abutting the northeast corner of Duncanwood Drive and Granny White Pike (1.77 acres), classified within the R20 District, requested by Paul Cook, owner/developer, John Kohl and Company, surveyor.

Mr. Stuncard states staff is recommending conditional approval to this plan subject to the posting of a bond for the demolition of structures. This is a final plat request to resubdivide one lot into three lots at the corner of Duncanwood and Granny White Pike. There was a final plat approved at the April 13th meeting and the owner has decided to reconfigure the plan and adjust the lot lines. The acreages still meet comparability as did the first approval in April. The new plan strikes a more vertical orientation of the lots.

Councilmember Ron Turner stated he had received a phone call from one of his constituents concerned because of the distance the new structure would be back from Granny White Pike. The houses that are now on that part of Granny White Pike sit back about 200 feet from the street and this setback was to be 25 feet. He stated he had learned this setback would actually be 80 feet and that he had no strong opposition to that.

Mr. Paul Cook stated the original setback was project to be 50 feet rather than 80 feet and with the reconfiguration it simplifies the property lines. An architect suggested turning the face of the old house toward Duncanwood so the proposal to resubdivide it was to conform more to the neighborhood and have all three houses facing Duncanwood. With agreement of moving to an 80 foot setback from Granny White, the depth of that lot or the width which would face Duncanwood at the shortest point is about 145 feet. He stated he felt he should go back to the architect to come up with a plan that will work before we move forward. It is our request at this point to defer this and if we can't come with something or we will withdraw the request prior to the next meeting.

Ms. Nielson moved and Ms. Warren seconded the motion, which carried unanimously, to defer this matter two weeks.

2000S-174U-07
Brookewood, Phase 2
Map 91-5
Subarea 7 (1994)
District 22 (Hand)

A request for a revised final plat with a variance from the Subdivision Regulations to remove sidewalks abutting the east margin of Nashua Lane, approximately 390 feet north of Robertson Avenue (2.72 acres), classified within the R6 District, requested by Kevin McGinn.

Ms. Carrington stated staff is recommending disapproval. This was a 10 lot section of a subdivision that was approved in 1997. The Subdivision Regulations require sidewalks on dead end streets which exceed 300 feet in length. The applicant has indicated that if you measure from Nashua Lane to the middle of the cul-de-sac it is only 285 – 290 feet. However, we would measure all the way to the end of the cul-de-sac. That is where the street ends and the sidewalks would be required to extend to. When this was approved in 1997 the sidewalks were required with the bond and staff feels that would have been the appropriate time to have granted a variance. Also in this case, the subarea plan does recommend that this is an urban area and sidewalks would be appropriate.

Mr. Kevin McGinn, applicant, the last of these homes were finished out approximately a year ago and the sidewalks were brought to my attention at that time. I addressed the Planning Commission and met with Ms. Nancy Phillips and she said that the plan shows the road is less than 300 feet. I received a form letter stating that when the roads were paved and finished my bond would be released. At this time there is nowhere in the Subdivision Regulations that shows how far to pull a tape measure to measure the length of a road.

Ms. Carrington stated it is usually measured from where the road begins to where it ends.

Ms. Jones asked Mr. McGuinn why he did not want to put the sidewalks in.

Mr. McGuinn stated all the surrounding roads and roads off of the main thoroughfare have sidewalks and they are not in Metro plans to have them in the near future. The residents have already established their mailboxes, their flowers and landscape decorations and don't want sidewalks. It will be a large burden on me to pay to have the sidewalks put in and go in there and disturb what the people have worked so hard to put in.

Ms. Warren moved and Ms. Nielson seconded the motion, which carried unanimously, to approve the following resolution:

Resolution No. 2000-534

“BE IT RESOLVED by the Metropolitan Planning Commission that Subdivision No. 2000S-174U-07, is **DISAPPROVED (8-0).”**

2000S-178A-13
Forge Ridge, Lot 23
Map 135-6-A, Parcel 23
Subarea 13 (1996)
District 27 (Sontany)

A request to amend the rear setback line from 25 feet to 5 feet on a lot abutting the northwest terminus of Forge Ridge Circle, approximately 1,450 feet northwest of Franklin Limestone Road (.20 acres), classified within the R15 Residential Planned Unit Development District, requested by Michael J. and Julie A. Smith, owners/developers.

Ms. Carrington stated staff is recommending approval. The original setback was 25 feet and they built a deck that encroached into the setback and are now requesting to move it 5 feet from the property line. This is a case where the deck got built over the setback without a legitimate building permit. However, we have had other situations like this in the past with decks that were coming that close to the property line and when there is adjacent open space, and not impacting any other lots, those have been approved.

Mr. Cochran asked if the deck was built when they built the house or if it was built later.

Ms. Carrington stated she was not sure but they applied for building permit and were told they could not do it because it would encroach in the rear yard but the deck got built.

Mr. Manier moved and Ms. Nielson seconded the motion, which carried unanimously, to approve the following resolution:

Resolution No. 2000-535

“BE IT RESOLVED by the Metropolitan Planning Commission that Subdivision No. 2000S-178A-13, is **DISAPPROVED (8-0).”**

Request for Bond Extension
99S-155G
Chase Pointe, Section 4
Shelby Jean Spain, principal
Subarea 1 (1997)
[Buildout is at 100%.]

Located abutting the southwest corner of Union Hill Road and I-24.

Ms. Carrington stated staff is recommending disapproval of the extension and authorization for collection of the performance bond unless final paving and sidewalks are completed by September 8, 2000.

Ms. Warren moved and Ms. Nielson seconded the motion, which carried unanimously, to approve the following resolution:

Resolution No. 2000-536

“BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **DISAPPROVES** the request for extension and **AUTHORIZES** the collection of the performance bond for Subdivision No. 99S-155G, Bond No. 99BD-039, Chase Point, Section 4, in the total amount of \$16,500 unless final paving and sidewalks are completed by 9/8/2000. The developer will be required to maintain appropriate security. **Failure of principal to maintain appropriate security shall be grounds for collection without further notification.”**

Request for Bond Extension
99S-204U
Smith Springs Corner
Exxon Company USA, principal
Subarea 13 (1996)
[Buildout is at 100%.]

Located abutting the north margin of Smith Springs Road, southwest of Old Smith Springs Road.

Ms. Carrington stated staff is recommending disapproval of the request for extension and authorization for collection unless the turn lane and off site road improvements are completed by September 8, 2000.

Ms. Nielson moved and Ms. Warren seconded the motion, which carried unanimously, to approve the following resolution:

Resolution No. 2000-537

“BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **DISAPPROVES** the request for extension and **AUTHORIZES** the collection of the performance bond for Subdivision No. 99S-204U, Bond No. 98BD-070, Smith Springs Corner, in the total amount of \$20,000 unless the turn lane and off-site road improvements are completed by 9/8/2000.”

ZONE CHANGE AND PUD PROPOSALS

5-84-U-11
Twin Oaks, Phase II
Map 133, Parcel 44
Subarea 11 (1999)
District 27 (Sontany)

A request for variances to the Sign Regulations (17.32.080B) of the Zoning Ordinance for the Residential Planned Unit Development District located abutting the north margin of Antioch Pike, 500 feet east of Glencliff Road, classified R8 (.01 acres), to permit two 6-foot tall signs at the entrance to the PUD within the 15 foot minimum setback line, where only one sign is allowed, requested by Willie Davis, applicant, for Twin Oaks Associates, and First Management, owners. (Deferred from meeting of 5/11/00).

Mr. Leeman stated this request is for the number and location of the signs. The Sign Regulations only allow one sign per entrance while the applicant is requesting one monument sign on the west side of the entrance and one on the east side. Staff is recommending conditional approval of these variances because the entrance of the site falls in a curve on Antioch, which would limit the visibility of only one sign at the entrance. Utility boxes and topography would not allow them to push the signs back 15 feet as required.

Councilmember Ponder moved and Ms. Warren seconded the motion, which carried unanimously, to approve the following resolution:

Resolution No. 2000-538

“BE IT RESOLVED by the Metropolitan Planning Commission that Proposal No. 5-84-U-11 is given **CONDITIONAL APPROVAL OF TWO VARIANCES TO THE SIGN REGULATIONS FOR THE NUMBER OF SIGNS AND SETBACKS (8-0)**. The following conditions apply:

1. The total combined sign area of the two signs shall be no more than 32 square feet, in accordance with Section 17.32.080B of the Zoning Ordinance.

2. Prior to the issuance of any building permits, the Board of Zoning Appeals shall approve this request for variances to the Sign Regulations of the Zoning Ordinance.”

OTHER BUSINESS

4. Legislative update

Councilmember Ponder provided an update on the current legislative status of items previously considered by the Commission.

PLATS PROCESSED ADMINISTRATIVELY

May 25, 2000 through June 7, 2000

98S-304G	FOX HOLLOW FARMS Lot 5, First Revision Relocates septic areas
99S-110G	BROOKSIDE WOODS, Phase 2, Section 3, First Revision Adds floodplain information to plat
2000S-102U	CREEKSIDE TRAILS (Right-of-way dedication) Dedicates additional right-of-way along Cato Road
2000S-121U	NADER KARSHENDS ONE LOT SUBDIVISION Plats one deeded parcel as one lot
2000S-152U	WILLIAM LEE SUBDIVISION, Resubdivision of Lots 3 and 4 Reconfigures two platted lots
2000S-191U	GAZEBO APARTMENTS, Phase B, Resubdivision Reconfigures two platted lots

Ms. Shechter announced that at the end of July she would be going into private practice.

ADJOURNMENT

There being no further business, upon motion made, seconded and passed, the meeting adjourned at 2:50 p.m.

Chairman

Secretary

Minute Approval:
This 22nd day of June, 2000